

STATE PROPERTIES REVIEW BOARD

Minutes of Meeting Held On May 17, 2012 State Office Building, Hartford, Connecticut

The State Properties Review Board held its regularly scheduled meeting on May 17, 2012 in the State Office Building.

Members Present: Edwin S. Greenberg, Chairman
Bennett Millstein, Vice-Chairman
Bruce Josephy, Secretary
Mark A. Norman
Pasquale A. Pepe
John P. Valengavich

Staff Present: Brian A. Dillon, Director
Mary Goodhouse, Real Estate Examiner

Chairman Greenberg called the meeting to order.

Mr. Josephy moved and Mr. Norman seconded a motion to enter into Open Session. The motion passed unanimously.

OPEN SESSION

ACCEPTANCE OF MINUTES OF MAY 10, 2012. Mr. Norman moved and Mr. Valengavich seconded a motion to approve the minutes of May 10, 2012. The motion passed unanimously.

REAL ESTATE- UNFINISHED BUSINESS

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Open Session into Executive Session. The motion passed unanimously.

EXECUTIVE SESSION

PRB # 12-118 -A **Transaction/Contract Type:** AG / Purchase of Develop. Rights
Origin/Client: DOA / DOA
Statutory Disclosure Exemptions: 1-200(6) & 1-210(b)(7)

The Board commenced its discussion of the proposed purchase of development rights at 9:59 a.m. and concluded at 10:12 a.m.

Mr. Josephy moved and Mr. Norman seconded a motion to go out of Executive Session into Open Session. The motion passed unanimously.

OPEN SESSION

REAL ESTATE- NEW BUSINESS

PRB # 12-123 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 171-305-162
Grantor: 630 Oakwood Avenue Corporation

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Property: 630 Oakwood Avenue and Tolles Street, West Hartford, CT
Project Purpose: New Britain – Hartford Busway Project
Item Purpose: Acquisition of approximately 1,288 SF and the right to access 103 LF for highway purposes in addition to compensation for the cost to cure damages.

Ms. Goodhouse reported that the New Britain-Hartford Busway will be a dedicated Bus Rapid Transit Facility along a 9.4 mile corridor linking downtown New Britain with Hartford’s Union Station. DOT has 120 acquisitions (partial and total takings) planned.

The subject site is located at 630 Oakwood Avenue in West Hartford and the subject property encompasses 14.18 acres, partly in West Hartford and partly in Hartford. The West Hartford portion is 13.08 acres improved with 7 industrial buildings and miscellaneous site improvements. Access is from Oakwood Avenue and Tolles Street, with 845 linear feet of continuous road frontage. The Hartford portion of the subject is 1.10 acres with 408 feet of frontage on Newfield Avenue. The zone is IG (West Hartford) and C-1 (Hartford). Highest and best use is its current use as an industrial park.

The taking area of 1,288 sq. ft. is located at the corner of Oakwood Avenue and Tolles Street. DOT will acquire the rights of access to the remaining 103 linear feet of frontage on Oakwood Avenue. As a consequence, the grantor will lose access to the property from Oakwood Avenue, where the existing curb cut will be closed. This portion of the subject property is within 3.2 acres leased to “First Student, Inc.” for school bus storage and employee parking. In 2009 the Town of West Hartford issued a special use permit so that First Student could accommodate 80 employee parking spaces and 100 bus spaces. The town required two curb cuts that allowed for an adequate interior traffic flow pattern. DOT’s “right of access acquired” will result in a non-conformance with the special use permit. As a result of the current taking, the property owner was required to complete a site plan modification that closed the Oakwood Avenue curb cut and opened a second (new) curb cut on Tolles Street. The modified site plan was approved, and the owner has received a new Special Use Permit (#1127-R2-11, approved 2/9/2012).

A cost estimate was prepared in conjunction with the special use permit modification plan. The estimate, developed by Michael Baker Engineering, Inc., is \$130,000 as itemized on the document entitled “Cost to Cure: Revision 2” revised 2/28/2012. The work requires the current Oakwood Avenue curb cut closed, with pavement removed and area returned to lawn, and removing and resetting chain link fence; and removing and relocating the sliding gate to the newly constructed entrance driveway. The new curb cut will be on Tolles Street approximately 120 feet east of the relocated corner of Tolles & Oakwood.

The DOT appraisal report was prepared by Anthony John DeLucco as of 2/22/2012. The site value of \$6.00/sq. ft. was based on three sales of industrial/retail/commercial land located in Manchester, West Hartford, and Avon. Before adjustments, the sales range was \$4.21/ sq. ft. to \$5.10/sq. ft. After adjusting for location and zoning uses, the sales indicated a value range from \$4.63/sq. ft. to \$6.97/sq. ft. The compensation for the land acquired will be \$8,000, for a total of \$130,000 in damages.

Ms. Goodhouse recommended approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by the appraisal report prepared by DOT.

PRB # 12-124 **Transaction/Contract Type:** RE / Voucher
Origin/Client: DOT / DOT
Project Number: 144-188-002
Grantor: 888 White Plains Road, LLC.

Property: 888 White Plains Road, Trumbull, CT
Project Purpose: Improvements on Route 127 & Intersection of Reservoir Road
Item Purpose: Acquisition of approximately 1,284 SF, the right to construct a driveway totaling 2,467 SF and the right to install sedimentation control totaling 120 LF for highway

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purposes and additional compensation for the contributory value of site improvements.

Ms. Goodhouse said that to improve safety, this project will construct exclusive left turn lanes on Route 127 (White Plains Road) at Reservoir Avenue and the intersection with a Commercial Driveway located on the east side of Route 127 at 888 White Plains Road, currently the location of a People's United Bank and various business offices. The project limits begin approximately 1,100 feet south of the intersection and extends 900 feet north of the intersection, for a total project distance of approximately 2,000 feet. Route 127 will be widened and the existing traffic signal will be modified or replaced. The existing concrete sidewalk will be reconstructed and the existing drainage structures may be replaced or modified. Conflicting underground and overhead utilities will be relocated as needed. The project will be funded with 100% federal funds. The construction budget is \$3,150,000. The DOT cost estimate of the value of the necessary acquisitions is \$692,900 for 13 land parcels and 4 easements.

The subject property contains 4.3578 acres and 345.52 feet of frontage along White Plains Road. It is improved with a 2 story office building of 51,120 SF/GBA. The Zone is Commercial B-C Zone.

DOT will take a 1,284 SF of land along Route 127 at the existing driveway. No compensation will be paid for driveway construction and installation of temporary sedimentation control system. The affected site improvements are some pavement and curbing, sign base, and tree and lawn area.

DOT Appraiser John P. Kerr valued (the site only) at \$12.00/SF. Data was supplied on three sales of commercial land in Stratford, Monroe and Shelton located within 6.6 miles of the subject property. After adjusting for items such as location, size, and access, the sales indicated a range of \$9.46/SF to \$15.69/SF. The total damages for the land and site improvements are \$19,500.

Ms. Goodhouse recommended Board approval of the item. The acquisition complies with Section 13a-73(c) of the CGS which governs the acquisition of property by the commissioner of transportation required for highway purposes. The acquisition value is supported by available market data and the appraisal report prepared by DOT.

ARCHITECT-ENGINEER - UNFINISHED BUSINESS

ARCHITECT-ENGINEER – NEW BUSINESS

PRB# 12-131 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0041
Consultant: Kenneth Boroson Architects, LLC
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

PRB# 12-132 **Transaction/Contract Type:** "On-Call"
Origin/Client: DCS /DCS **Contract:** OC-DCS-ARC-0045
Consultant: S/L/A/M Collaborative, Inc.
Project Purpose: New On-Call Contract
Item Purpose: On-Call contract to provide the State of Connecticut architectural support services. This contract covers the entire spectrum of architectural design and may involve investigation, design and construction related services.

Mr. Dillon said that the proposed contracts are part of the 6th series of On-Call Architect Consulting Service Contracts awarded by the Department of Construction Services ("DCS") since 2002. The two On-Call Contracts presented each have a maximum total cumulative fee of \$500,000 per contract and a common expiration date of 08/30/2014.

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The State Selection Panel consisted of 5 members and rated each firm based upon a weighted ranking system. Eight firms were selected. PRB #12-131 and #12-132 propose contracts with two firms that scored in the top eight.

Kenneth Boroson Architects, LLC (KBA) originally established in 1988, has a staff of 15± employees including 1 executive and over 5 professional architects/interior designers. The company has not been awarded an On-call Contract or formal contract with the DCS in the past two years. KBA is an LLC and is not required to have an Engineering Corporation License with the CT State DCP. The principal member of the firm is licensed in the State. KBA scored a total of 458 out of a possible 500 points and was identified as one of the most qualified firms.

S/L/A/M Collaborative, Inc. (SLAM) originally established in 1976, has a local staff of 150± employees including three office executive and over 40 professional architects, engineers and interior designers. The company has not been awarded an On-call Contract with the DCS in the past two years and has been awarded one (1) formal contract over the past two years. SLAM's Engineering Corporation License (PEC.0000005) with the CT State DCP is active. SLAM scored a total of 478 out of a possible 500 points and was identified as one of the most qualified firms.

Mr. Dillon recommended Board approval of the firms referenced above as architecture consultants for projects of various sizes and scope. Both provided the required insurance, Gift/Campaign and Consulting Affidavits accompanied by appropriate Corporate Resolutions.

OTHER BUSINESS

The Board took the following votes in Open Session:

PRB FILE #12-118 – A – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB File #12-118 – A. The motion passed unanimously.

PRB FILE #12-123 – Mr. Valengavich moved and Mr. Norman seconded a motion to approve PRB File #12-123. The motion passed unanimously.

PRB FILE #12-124 - Mr. Pepe moved and Mr. Valengavich seconded a motion to approve PRB File #12-124. The motion passed unanimously.

PRB FILES #12-131 & #12-132 – Mr. Norman moved and Mr. Millstein seconded a motion to approve PRB Files #12-131 & #12-132. The motion passed unanimously.

The meeting adjourned.

APPROVED: _____ **Date:** _____
Bruce Josephy, Secretary